

**Arlington Redevelopment Board
April 25, 2016 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm**

This meeting was recorded by ACMi.

PRESENT: Andrew Bunnell (Chair), Mike Cayer, Kin Lau

ABSENT: Andy West

STAFF: Jennifer Raitt, Laura Wiener, Ted Fields

The Chairman opened the meeting at 7:00pm and stated that the meeting was being recorded by ACMi. The Chairman turned to the first agenda item, reconsideration of the Board's recommendation to Town Meeting on Articles 8 through 10. Mr. Bunnell said that he wanted to discuss these articles following the public forum for Town Meeting members on April 14, 2016, where there was much confusion about the impact of the residential zoning articles. There is a sense that these articles are not ready for Town Meeting at this time.

Mr. Cayer said he attended his precinct meeting yesterday, as well as the recent Master Plan Implementation Committee meeting. He feels that a lot of issues have been condensed together and he is concerned that everyone will lose focus on Articles 6 and 7, Mixed Use and Parking Requirements, if Articles 8, 9, and 10 become too much of the focus. Mr. Cayer summarized some of the concerns that were voiced at recent meetings, and noted that he agrees with some of it. Mr. Lau agreed. Delayed action could also allow the Board to get more feedback from the public. Mr. Lau added that at recent precinct meetings there seemed to be a lot of confusion over what these articles would or would not change. Mr. Bunnell said that these articles should be clear and concise and, despite solid efforts from staff and contributing boards and committees, that goal has not been accomplished at this time. The Board may discuss the issues around residential construction in the upcoming year.

Mr. Cayer moved that the Board amend and restate its recommended vote on Articles 8 to no action. Mr. Lau seconded. All voted in favor. Mr. Cayer moved that the Board amend and restate its recommended vote on Articles 9 to no action. Mr. Lau seconded. All voted in favor. Mr. Cayer moved that the Board amend and restate its recommended vote on Articles 10 to no action. Mr. Lau seconded. All voted in favor.

Mr. Bunnell moved to the next agenda item of other business. Ms. Raitt asked if the Board would like to discuss the amendments proposed to Article 6 and Article 8 and the substitute motions for Article 14, Article 15, and Article 16, which were distributed to Town Meeting members. Board members expressed that they had not had time to review the amendments and substitute motions in order to provide an opinion. Ms. Raitt pointed out an administrative issue in Article 6. The Moderator is aware of the error. Mr. Bunnell will mention it on the floor. He then said he is comfortable with how Article 6 is being presented to Town Meeting, and believes it supports the goals set forth in the Master Plan.

The Board discussed their upcoming meeting schedules. The next ARB meeting will be May 2 and will include a public hearing to reopen Special Permit docket # 3476, 248 Mass. Ave.

Mr. Bunnell turned to the approval of the minutes from April 11, 2016. Mr. Lau moved to approve the minutes from April 11, 2016. Mr. Cayer seconded. All voted in favor.

The Board briefly discussed the presentation for Town Meeting. Mr. Cayer moved to recess and reconvene at Town Meeting. Mr. Lau seconded. All voted in favor.